

HOUSE OF REPRESENTATIVES STAFF ANALYSIS

BILL #: HB 835 Wind-Protection Provisions of the Florida Building Code
SPONSOR(S): Detert and others
TIED BILLS: **IDEN./SIM. BILLS:** SB 1232

REFERENCE	ACTION	ANALYST	STAFF DIRECTOR
1) Growth Management Committee		Porter	Grayson
2) Local Government Council			
3) State Infrastructure Council			
4) _____			
5) _____			

SUMMARY ANALYSIS

HB 835 increases the authority of the Florida Building Commission to update the Florida Building Code, within the existing rule making authority, with the most recent and relevant updates from the American Society of Civil Engineers.

The bill instructs the Florida Building Commission to consider windborne-debris requirements beyond the 1 mile boundary through the code development process.

The bill instructs the Florida Building Commission to consider the issue of designing buildings to resist internal pressures code through the code development process.

The bill instructs the Florida Building Commission to consider how to address exposure category C in the Florida Building Code.

The bill provides an effective date of July 1, 2005.

FULL ANALYSIS

I. SUBSTANTIVE ANALYSIS

A. HOUSE PRINCIPLES ANALYSIS:

HB 835 does not appear to affect the House Principles.

B. EFFECT OF PROPOSED CHANGES:

HB 835 requires the Florida Building Commission (FBC) to adopt the 2002 edition of American Society of Civil Engineers (ASCE), Standard 7 into the Florida Building Code. (See background for information on Standard 7)

The bill requires the FBC to consider any updates to Standard 7 the ASCE may adopt through the code-development process.

The bill requires the FBC to consider, through the code-development process, the issue of wind-borne-debris (winds in excess of 120) requirements applicable to land beyond one mile of the coast from Franklin County to the state line.

The bill requires the FBC to consider the issue of designing buildings to resist internal pressures through the code-development process.

The bill requires the FBC to consider how to address exposure category C in the building code. This allows the FBC to amend the code to the most current available standards on this category of location (i.e. within 1500 feet of the mean high tide line or coastal construction control line...which ever is less).

Background

On February 14, 2000, the Florida Building Commission (FBC) adopted the Florida Building Code as an administrative rule and submitted it, together with proposed conforming amendments to the Florida Statutes, to the 2000 Legislature for consideration. The Code was noticed for rule adoption on February 18, 2000, in the Florida Administrative Weekly, and took effect January 1, 2001.

Hurricane Protection

The FBC established standards for hurricane protection in the Florida Building Code that are based on a national model building code, federal regulations, and standards evolving out of southeast Florida's experience with Hurricane Andrew. Specifically, for protection against hurricane waters, the Code incorporates the flood plain management standards of the Federal Emergency Management Agency's National Flood Insurance Program for the entire state. For coastal construction it incorporates the Florida "coastal building zone" storm surge protection standards for coastal construction.

For protection against hurricane winds, the Florida Building Code adopts the national model building code engineering standard. Buildings constructed in regions that are expected to experience hurricane winds of less than 120 mph must be designed to withstand external wind pressures identified for their location. Buildings constructed in regions that are expected to see hurricane winds of 120 mph or greater must not only be able to withstand external wind pressures but also internal pressures that may result inside a building when a window or door is broken or a hole is created in its walls or roof by large debris. Areas within one mile of the coast that experience at least 110 mph winds are also required to meet the 120 mph standards for external and internal pressures.

The Florida Building Code requires that new homes throughout the state be designed to resist external wind speeds that the American Society of Civil Engineers standard (ASCE 7-98) predicts these homes will experience sometime within a 50 to 100-year time period. In November of 1999, the Commission agreed with the developers of ASCE 7-98 and applied additional requirements in what is called the "wind-borne debris region" to ensure that buildings inside this region will also be able to withstand internal wind pressure caused by the penetration of flying debris. This region includes areas expected to experience winds of 120 mph or greater as well as areas within one mile of the coast that experience at least 110 mph winds.

C. SECTION DIRECTORY:

Section 1. Amends s. 109 of Chapter 2000-141, L.O.F. relating to the Florida Building Code.

Section 2. Amends s. 553.71, F.S. relating to definitions for the Florida Building Code.

Section 3. Provides instruction to the Florida Building Commission.

Section 4. Provides and effective date of July 1, 2005.

II. FISCAL ANALYSIS & ECONOMIC IMPACT STATEMENT

A. FISCAL IMPACT ON STATE GOVERNMENT:

1. Revenues:

HB 835 does not appear to impact the revenue of state government.

2. Expenditures:

HB 835 does not appear to impact the expenditures of state government.

B. FISCAL IMPACT ON LOCAL GOVERNMENTS:

1. Revenues:

HB 835 does not appear to impact the revenue of local governments.

2. Expenditures:

HB 835 does not appear to impact the expenditures of local governments.

C. DIRECT ECONOMIC IMPACT ON PRIVATE SECTOR:

HB 835 does not appear to have an economic impact on the private sector.

D. FISCAL COMMENTS:

None.

III. COMMENTS

A. CONSTITUTIONAL ISSUES:

1. Applicability of Municipality/County Mandates Provision:

The bill does not require counties or municipalities to spend funds or to take an action requiring the expenditure of funds. The bill does not reduce the percentage of a state tax shared with counties or municipalities. The bill does not reduce the authority that municipalities have to raise revenue.

2. Other:

None.

B. RULE-MAKING AUTHORITY:

HB 835 does not expand the rule making authority of the Florida Building Commission. However, the bill does provide instruction to the commission that may require the commission to exercise its existing authority.

C. DRAFTING ISSUES OR OTHER COMMENTS:

None.

IV. AMENDMENTS/COMMITTEE SUBSTITUTE & COMBINED BILL CHANGES